

(2) There is still due and owing unto your Petitioner by the said real estate Mortgage the principal sum of Twenty Three Thousand Eighty Dollars (\$23,080.00) with interest thereon of One Hundred Ninety Six Dollars and Eighteen Cents (\$196.18) from December 22, 1980 through January 9, 1981, making a total indebtedness due as of January 9, 1981, of Twenty Three Thousand Two Hundred Seventy Six Dollars and Eighteen Cents (\$23,276.18), all of which will more fully appear by reference to the statement of mortgage claim heretofore filed.

(3) That there is contained in said real estate Mortgage a provision that if default be made by the said Thomas A. Pickett and Dorothy V. Pickett, husband and wife, in the payment of any installment thereof, then the same shall mature and become payable and it shall then be lawful for Fredericktown Bank & Trust Company or its Assignee, Howard R. Stepler, Jr., to sell the said real estate to satisfy and pay said debt, interest, taxes, and all costs incident to said sale, and default having been made in the payment of the principal and interest of said debt, your Petitioner, as Assignee, became duly authorized to exercise the power of sale contained in said Mortgage by reason of default. Said Assignment of Mortgage being recorded among the Land Records of Frederick County, Maryland, in Liber 1137, folio 590.

(4) That having first advertised the said real property at least once a week for three successive weeks to the date of sale in the Frederick News-Post, a newspaper published in Frederick County, Maryland, setting forth the time, place, manner and terms of sale, as will appear by the Certificate of Publication filed herewith as Exhibit 2, which is prayed to be taken and considered a part hereof, and after having filed a duly approved bond your Petitioner proceeded to sell said real estate at the Court House door, in Frederick City, Frederick County, Maryland, on Wednesday, February 25, 1981, at 11:00 A.M., and your Petitioner attended said sale and then and there sold the said real estate unto Timothy F. Geppert and Mary Ann Geppert, husband and wife, they being then and there the highest and best bidders at and for